



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes OPR, OPC, MNRL-S

Introduction

Under section 58 of the Residential Tenancy Act (the “Act”), this hearing dealt with the landlord’s April 19, 2023, application to the Residential Tenancy Branch for:

- (i) an order of possession on an undisputed notice to end tenancy (the “Notice”) under section 55(2)(b) of the Act;
- (ii) an order of possession on a one month notice to end tenancy for cause under section 47 of the Act; and
- (iii) a monetary order for unpaid rent under section 67 of the Act.

The landlord attended the hearing. No one dialled in on behalf of the tenant during the hearing, which lasted from 9:30 A.M. to 9:54 A.M. The landlord testified under oath that the landlord served a *Notice of Dispute Resolution Proceeding* on the tenant in person. It is my finding that the tenant was served with the required notice in compliance with the Act.

Preliminary Issue - Unrelated Claims

Rules of Procedure 2.3 states that claims made in an application for dispute resolution must be related to each other. Arbitrators may use their discretion to dismiss unrelated claims.

It is my determination that the landlord’s claim regarding the Notice is not sufficiently related to the landlord’s other claims to warrant that they be heard together. I exercise my discretion to dismiss the landlord’s other claims with leave to reapply and will deal only with the Notice.

Issues

1. Is the landlord entitled to an order of possession?

Background and Evidence

In reaching this decision, I have considered all relevant evidence that complied with the *Rules of Procedure*. Only the necessary oral and documentary evidence that helped resolve the issues of the dispute and explain the decision is included below.

The tenancy began August 28, 2015. Rent is \$700.00 due on the first day of the month. The landlord currently retains a \$350.00 security deposit. There is a copy of the written tenancy agreement in evidence.

The landlord served the Notice on January 19, 2023, by posting a copy to the door of the rental unit. Page two of the Notice indicates that the tenant did not pay rent in the amount of \$2,075.00 that was due on January 1, 2023. All pages of the Notice were served and submitted into evidence. The tenant has not disputed the Notice and the landlord seeks an order of possession.

The landlord affirmed that the tenant is currently \$5,175.00 in rental arrears, representing unpaid rent accruing from October 2022 to the present.

Analysis

Section 26 of the Act requires tenants to pay rent the day it is due unless they have a legal right to withhold rent. Section 46(1) of the Act allows landlords to end a tenancy with a *10 Day Notice to End Tenancy for Unpaid Rent* on any day rent remains unpaid after the day rent is due.

Section 55(2)(b) of the Act permits a landlord to request an order of possession when a notice to end the tenancy has been given by the landlord, the tenant has not made an application to dispute the notice, and the time for making any such application has expired.

In this case, the landlord served the Notice in accordance with the Act. Further, I find that the Notice complies with section 52 of the Act, and the tenant has not made an application to dispute the Notice. As such, it is my finding that the landlord has proven on a balance of probabilities that they are entitled to an order of possession.

A copy of the order of possession is issued with this Decision to the landlord. The landlord must serve a copy of the order of possession upon the tenant.

Since the application relates to a section 46 notice to end tenancy, the landlord is entitled to an order for unpaid rent under section 55 of the Act. Therefore, the tenant is ordered to pay \$5,175.00 in unpaid rent to the landlord.

Pursuant to sections 38 and 72 of the Act, the landlord is ordered to retain the \$350.00 security deposit as partial satisfaction of the payment order. A monetary order for the remaining amount of \$4,825.00 is attached to this Decision and must be served on the tenant.

Conclusion

The application is hereby granted. The landlord is awarded an order of possession and a monetary order for the amount of \$4,825.00.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: June 13, 2023

Residential Tenancy Branch